



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

SUBDIVISION REVIEW BOARD

Promoting the wise use of land

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MEETING DATE May 2, 2016	CONTACT/PHONE Karen Nall (805) 781-5606 knall@co.slo.ca.us	APPLICANT Rob Skinner	FILE NO. CO 99-0304 SUB2015-0054
SUBJECT A request by ROB SKINNER to modify the building site/envelope on a 5.19 acre parcel (Parcel 1 of CO 99-0304). The proposed project would add a second building site/envelope to include a more suitable location for the development of an agricultural barn. The additional building envelope will consist of a 19,500 square foot area near the northern boundary of the property along Santa Rita Road. The new building envelope will avoid tree impacts and steep slopes. The proposed project is within the Residential Rural land use category and is located at 1861 Santa Rita Road, at the southwest intersection of Santa Rita Road and Raymond Drive, approximately 1.25 miles southwest of the Community of Templeton. The site is in the Salinas River sub area of the North County planning area.			
RECOMMENDED ACTION Approve modified Parcel Map CO 99-0304 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A General Rule Exemption (ED15-238) was issued on April 5, 2016.			
LAND USE CATEGORY Residential Rural	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 039-251-009	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: None Applicable			
LAND USE ORDINANCE STANDARDS: 21.06.060 – Modification of recorded parcel and tract maps			
EXISTING USES: Single family residence			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Agriculture/Dry farm agriculture <i>East:</i> Agriculture/Residential <i>South:</i> Residential Rural/Residential <i>West:</i> Residential Rural/Residential			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Cal Fire, and the Templeton Area Advisory Group			
TOPOGRAPHY: Nearly level to moderately sloping		VEGETATION: Grasses, forbs, oak woodland, ornamentals	
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: Cal Fire		ACCEPTANCE DATE: March 23, 2016	
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242</small>			

BACKGROUND:

Parcel Map CO 99-0304 (S990132P) was approved in 1999 and recorded in 2000. It includes two parcels, and is located at the intersection of Santa Rita Road and Raymond Avenue southwest of the Community of Templeton. Parcel 1 is approximately 6.05 acres and Parcel 2 is approximately 6.23 acres. The applicant is proposing to modify the building site/envelope location on Parcel 1 as shown in Exhibit C. The proposed modification is the addition of a second building site/envelope to include a more suitable location for the development of an agricultural barn. The additional building envelope will consist of a 19,500 square foot area near the northern boundary of the property along Santa Rita Road. The new building envelope will avoid tree impacts and steep slopes. The existing second map sheet includes tree removal and tree protection requirements which will continue to be required for the revised map. The proposed modification would not change the residential development potential on Parcel 1

ORDINANCE COMPLIANCE:

Design Standards

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

Modification of Recorded Parcel and Tract Maps

Section 21.06.060 of the Real Property Division Ordinance allows modification of recorded parcel maps if the following findings can be made:

- (1) That there are changes in circumstances which make any or all of the conditions of such a map no longer appropriate or necessary; and
- (2) That the modifications do not impose any additional burden on the present fee owner of the property; and
- (3) That the modifications do not alter any right, title, or interest in the property reflected on the recorded map; and
- (4) That the map as modified conforms to the provisions of Government Code section 66474.

Staff Comments: The proposed modification to Parcel Map CO 99-0304 complies with the findings required to allow modification of a parcel map per Title 21. The reasons for the proposed modification are the following: the additional building site/envelope area will avoid impacts to Oak Woodland, reduces the possibility of development on slopes greater than 20 percent, and incorporates areas of the site that are nearly level to gently sloping with few trees. The revision will facilitate the applicant's desire to construct an agricultural building.

PLANNING AREA STANDARDS:

None applicable

COMBINING DESIGNATIONS:

None Applicable

ENVIRONMENTAL DETERMINATION:

A General Rule Exemption (ED15-238) was issued on April 5, 2016.

COMMUNITY ADVISORY GROUP COMMENTS:
Templeton Area Advisory Group – No response received.

AGENCY REVIEW:
Public Works – No concerns.
Cal Fire – Future development will require review and conditioning via the Fire Safety Plan process.

LEGAL LOT STATUS:
The subject parcel is Parcel 1 of a recorded map (CO 99-01304).

ATTACHMENTS:
Exhibit A – Findings
Exhibit B – Conditions
Exhibit C – Graphics
Exhibit D – Referral Responses

Staff report prepared by Karen Nall